



11-CV-00872-WV

**EXHIBIT "A" ATTACHED  
(HEREUNDER)**

Electronically Recorded

20101201001577

NORTHWEST TITLE

AST

14.00

Page 001 of 001

12/01/2010 04:15

King County, WA

After Recording Return to:  
 Vongle McMillan  
 Northwest Trustee Services, Inc.  
 P.O. Box 997  
 Bellevue, WA 98009-0997

### Appointment of Successor Trustee

File No. 7763.28416

Deborah R. Beaton, an unmarried individual, is the grantor(s). Title Trust Company is the trustee and Washington Mutual Bank, F.A. is the beneficiary under that certain deed of trust dated 04/28/06 and recorded on 09/06/06 under King County, Washington Auditor's File No. 20060906002321.

The present beneficiary under said deed of trust appoints Northwest Trustee Services, Inc., a Washington corporation, whose address is P.O. Box 997, Bellevue, WA 98009-0997, as successor trustee under the deed of trust with all powers of the original trustee.

JPMorgan Chase Bank, N.A. successor in interest to  
 Washington Mutual Bank the Washington Mutual Bank, F.A.

By



Ediba Trivuncic

Foreclosure Officer

STATE OF FloridaCOUNTY OF Duval

I certify that I know or have satisfactory evidence that Ediba Trivuncic is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Foreclosure Officer of JPMorgan Chase Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11/29/2010

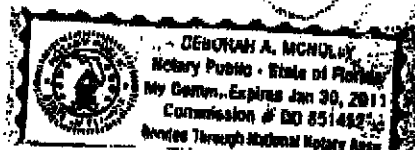

Notary Public in and for the State of Florida

Residing at

My appointment expires

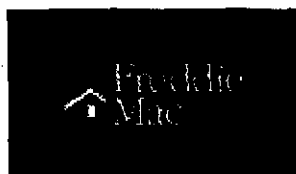
NORTHWEST TRUSTEE SERVICES, INC.  
 P.O. Box 997  
 BELLEVUE, WA 98009-0997  
 425-586-1985 FAX 425-586-1997

Client: JPMorgan Chase Bank, National Association  
 Ref: 20060906002321



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Freddie Mac

How to Get Help with Your Mortgage

## Yes. Our records show that Freddie Mac is the owner of your mortgage.

[En Español](#)

### What to Do Next

1. **For help with your mortgage, contact your lender and let them know you would like to pursue assistance through the federal Making Home Affordable program.**

(Your lender is the company to which you make your mortgage payments, and may also be referred to as a mortgage servicer.) Your lender can help you determine if you are eligible for the Making Home Affordable Program.

- a. **Through the Making Home Affordable program, there are several options available to you:**

- **A Home Affordable Modification** to help you obtain more affordable mortgage payments if you're behind in making your mortgage payments or believe you may be soon.
- **A Home Affordable Refinance** to better position you for long-term homeownership success if you have been making timely mortgage payments but have been unable to refinance due to declining property values.
- **A short sale or "deed-in-lieu of foreclosure"** to transition to more affordable housing if it is not realistic for you to keep your home.

Freddie Mac is working with our mortgage servicers (your lenders) to offer these solutions to eligible borrowers with Freddie Mac-owned mortgages. *Because Freddie Mac does not work directly with consumers, you will need to work with your lender to determine your best foreclosure prevention option.*

- b. **If you are not eligible for the Making Home Affordable program, don't give up! Ask**

your lender about other options to make your payments more affordable or to avoid foreclosure. There are other options available for homeowners with Freddie Mac-owned mortgages that are available through your lender.

2. If you are unable to reach your lender, call a U.S. Department of Housing & Urban Development (HUD)-certified housing counselor at 1-800-569-4287 or visit the web site to find a housing counselor in your area.

Housing counselors can help you contact and work with your lender to get help with your mortgage – free of charge

#### Support Information:

##### What to Expect

**Be patient and diligent.** Lenders are working hard to get to every call and sometimes it takes longer than you expect.

**Be prepared.** Before you call your lender, here's what you'll need for your conversation.

##### Get more information:

Learn more about the federal Making Home Affordable program and the options available to you.

Get answers to our most frequently asked questions about the Making Home Affordable program.

Visit our Working With Your Lender to Stop Foreclosure page to help prepare for your discussion with your lender.

Read about others who have successfully found options to avoid foreclosure.

Thank you for contacting Freddie Mac. One of our top priorities is making sure homeowners with Freddie Mac-owned mortgages are able to get proper help and understand all options available to them during this difficult time.

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